

City of New Richmond COVID-19 Community Outreach
Renters
Week of April 20-24

Dear Local Resident,

We hope this email finds you well. In an effort to help streamline and simplify information, City staff have been working to compile information about various financial assistance programs available to local residents. We will seek to provide you with useful listings of programs for which you can apply for now, and update it as additional applications become available. Thank you for being a part of our community! We will get through this challenging time together.

-City of New Richmond

Program Name: WHEDA

Administrator(s): WHEDA - Wisconsin Housing and Economic Development Authority

Who's Eligible: Low income renters

General Information: In relation to Wisconsin Emergency Order #15 Temporary Ban on Evictions and Foreclosures, landlords are prohibited from serving any notice terminating a tenancy for failure to pay rent. Landlords are also prohibited from commencing a civil action of eviction unless certain conditions are met. For additional detail, please view [Emergency Order #15](#).

WHEDA is working to help state residents including low-income renters to remain housed during these uncertain times. While WHEDA is seeking federal support through stimulus appropriations, residents in need of assistance are encouraged to use the statewide 211 resource:

<https://211wisconsin.communityos.org/>

WHEDA is working in coordination with the National Council of State Housing Agencies to advocate for federal stimulus appropriations that address homelessness and rental assistance. WHEDA also has reached out to members of Wisconsin's Congressional delegation to request enhancement of tools to finance more affordable housing statewide. WHEDA stands ready to administer supportive housing funds or programs initiated through federal stimulus efforts.

Household stimulus payments and the temporary \$600 per week federal enhancement to unemployment insurance provided by the CARES Act are not to be included in calculations of income for affordable housing programs. However, HUD notes that regular payments of unemployment insurance (issued by the state) are treated as income, as is customary under program rules.

Housing Choice Voucher Tenants:

It is anticipated that many assisted families will have income changes effective April 1st, 2020. Due to the state and federal distance guidelines, there may be delays in processing the April changes. If certifications with revised assistance payments were not completed prior to the effective date, they will be effective retroactively to April, as applicable.

The delay may also have an impact on May 2020 revisions; however, all certifications will be effective retroactively, if necessary, and payments will be adjusted accordingly.

All searching vouchers will be placed on hold as of Monday, March 23rd, 2020. The tolling period will run from March 23rd through May 26th or until both federal and state distancing guidelines are lifted. At this time, vouchers will be reactivated. An additional 60 days will be added to all vouchers to assist families in finding housing.

At this time, there is no guidance preventing a tenant from moving; however, WHEDA and its contracted agents will not conduct any physical inspections through May 26th, 2020 or until both federal and state distancing guidelines are lifted. New Admissions and moves will be addressed on a case-by-case basis. Not much activity is expected in April due to the distancing guidelines.

HUD has no authority to waive the tenant portion of the rent as determined by WHEDA. Families receiving rental assistance through the Housing Choice Voucher program are still responsible for their payments.

Timeline: immediately

More Details: <https://www.wheda.com/COVID-19-FAQ/>